

## 4 sovrum Villa till salu i Guadalmina Baja, Málaga

3.285.000€



Guadalmina Baja ... 4 Bedroom, 6 Bathroom Villa

Under Construction with completion expected for 3Q 2023.





a new state-of-the-art design villa, located in the most sought after area, Guadalmina Baja.

With our project we strive for an independent design that stands out from the mass of modern houses of today. In particular through the concrete look that dominates the architecture, we create a timeless and, to a certain extent, intellectual design. Purism on the one hand, and a very practical layout with 4 bedrooms on the other, create an ideal balance between design and pragmatism

Divided into ground floor and first floor, as well as a basement area with garage of 92m<sup>2</sup> for few cars, gym, entertainment área (cinema), pool installations as well as a utility room. Large panoramic windows dominate the living areas and corridors and provide a view of the dreamy tropical-Mediterranean garden that surrounds the house. The open living-dining area with lifestyle kitchen is surrounded by spacious covered terraces that lead into the pool. The guest suite is located on the ground floor and the master suite and the children's or family quarters are also located on the upper floor, which means great privacy. All bedrooms have large bathrooms en suite and spacious built-in wardrobes.

### Features

Underfloor heating and air conditioning via air heat pump, big format flooring in the interior and exterior, high-quality aluminum windows, wooden fittings such as wall paneling and built-in wardrobes of the best quality, individually designed bathrooms with italian porcelanic, branded bathroom fittings, infinity pool with salt cleaning, high-quality custom-made kitchen with NEEF appliances, design texturized elements on the facade, representative entrance portal with staircase, roof terrace, easy care garden with automatic irrigation, automatic entrance gate, domestic

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|  4 sovrum                      |  6 badrum |  607m <sup>2</sup> Bygg storlek |
|  981m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Beachside  | <input checked="" type="checkbox"/> Close To Golf  |
| <input checked="" type="checkbox"/> Close To Shops   | <input checked="" type="checkbox"/> Close To Sea   | <input checked="" type="checkbox"/> Close To Town  |
| <input checked="" type="checkbox"/> Close To Schools   | <input checked="" type="checkbox"/> Frontline Golf   | <input checked="" type="checkbox"/> North  |
| <input checked="" type="checkbox"/> Excellent  | <input checked="" type="checkbox"/> Private Pool   | <input checked="" type="checkbox"/> Air Conditioning   |
| <input checked="" type="checkbox"/> Hot A/C  | <input checked="" type="checkbox"/> Cold A/C   | <input checked="" type="checkbox"/> Fireplace  |
| <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Covered Terrace  |
| <input checked="" type="checkbox"/> Near Transport   | <input checked="" type="checkbox"/> Ensuite Bathroom   | <input checked="" type="checkbox"/> Private Terrace  |